



COVID-19 MULTIFAMILY NEWS

2021 NMHC RESEARCH FORUM KICKS OFF IN LESS THAN TWO WEEKS

Taking place over three weeks in April (April 6, 13 and 20), the [NMHC Research Forum](#) will bring together the nation's leading apartment researchers for discussions of the major market and data trends influencing multifamily investment, development and operations.

Jenny Schuetz, a senior fellow with the Brookings Institution's Metropolitan Policy Program, will open the event with an overview of current housing challenges, as well as detail emerging policy trends as we face a different political climate and raised awareness of housing-related difficulties.

Attendees can also look forward to a markets panel with **Kim Betancourt** of Fannie Mae and **Carl Whitaker** of RealPage who will dig deeper into how specific geographies and asset classes have performed during the COVID crisis and how that may be changing.

[MORE HIGHLIGHTS](#)

THE PANDEMIC AND THE PIPELINE

To help the industry stay on top of the ever-changing conditions, NMHC began a COVID-focused [construction survey](#) in late March 2020. Over the course of the pandemic, multiple rounds of this industry survey have asked construction and development firms how the spread of COVID-19 has affected permitting, starts, completions, materials, labor, and financing. With the sixth round now complete, NMHC's **Claire Gray** digs into a few of the big trends that have emerged around materials and delays.

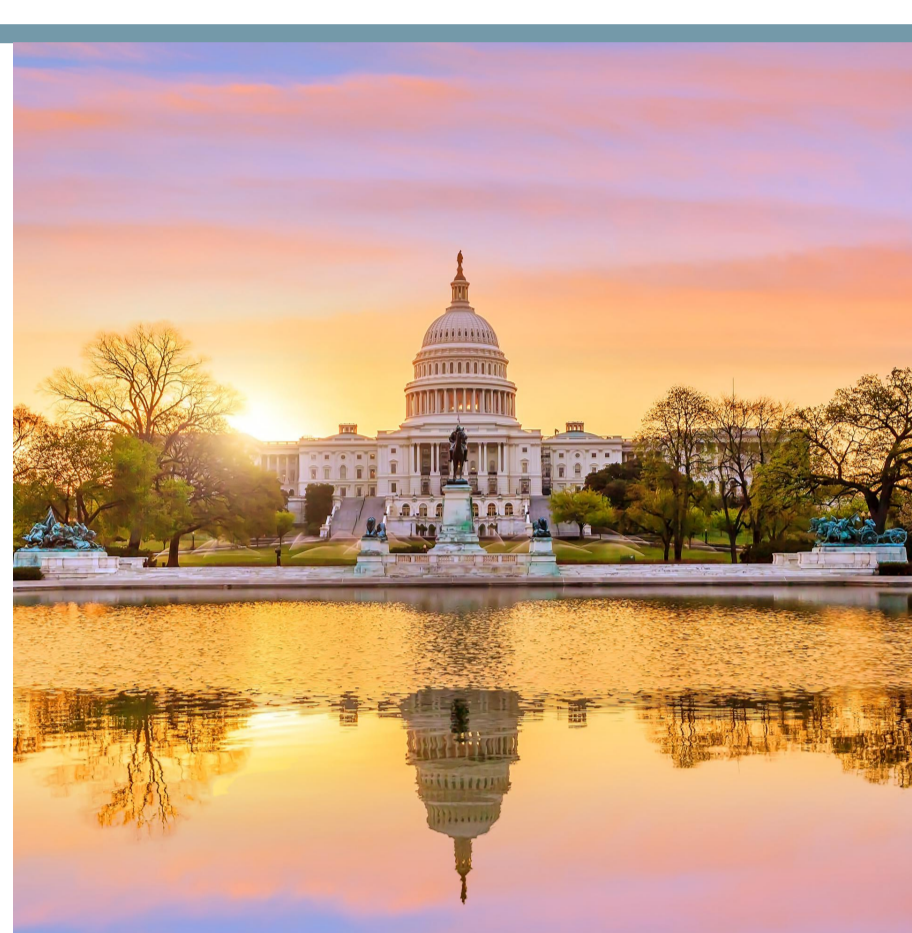
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FCC COVID BROADBAND BENEFIT PROGRAM FUNDS AVAILABLE TO MULTIFAMILY INDUSTRY

The Consolidated Appropriations Act enacted in December 2020 established several key COVID-19 relief programs for multifamily operators and residents, including the much-talked about [Emergency Rental Assistance Program \(ERAP\)](#). However, the legislation also set forth a lesser-known program: the new \$3.4 billion Emergency Broadband Benefit (EBB) Program. This set of funds is being administered by the Federal Communications Commission and provides welcome relief to the multifamily industry and its residents.

NMHC Guest Contributor and Keller & Heckman Senior Counsel **C. Douglas Jarrett** penned an update for multifamily operators interested in accessing the funds.

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REGISTER FOR APRIL NMHC RENT PAYMENT TRACKER WEBINAR

Registration for the April 8 [NMHC Rent Payment Tracker](#) webinar is now open. In addition to featured speakers from the participating property management software partners, **Nancy Goldsmith**, Bozzuto Management Company's Managing Director of Operations, will join the broadcast to discuss rent payment trends across Bozzuto's portfolio.

Building off of [the discussion](#) at the beginning of March regarding the Emergency Rental Assistance Program (ERAP), April's broadcast will feature an analysis of March's rent payment data and how rental assistance funds could be impacting rent payments.

[REGISTER TODAY](#)

BIDEN ADMINISTRATION EYES EXTENDED BAN ON RENTER EVICTIONS AS STIMULUS DELAYS, LANDLORD LAWSUITS LOOM

With the national eviction moratorium set to expire at the end of the month, the Biden Administration is weighing whether or not to extend. This would come as nearly \$50 billion in federal rental assistance funds have been made available through the Emergency Rental Assistance Program (ERAP).

NMHC has long-argued that eviction moratoriums do nothing to address the underlying housing affordability crisis. Instead, direct financial assistance has been a proven method of keeping residents securely housed. That's why we continue to applaud lawmakers' efforts regarding rental assistance and look forward to working with Congress and the Administration on implementation.

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NEWS



DESPITE CORONAVIRUS RELIEF DOLLARS, MANY STILL WAITING FOR RENTAL AID TO ARRIVE

Although the unprecedented investment in the emergency rental assistance program is a critical step in keeping residents securely housed, many are still waiting for the relief to arrive. As hundreds of states and localities work to stand up their programs, renters and property owners are struggling to make ends meet.



HOUSING VOUCHERS HAVE HELPED TENANTS AND LANDLORDS WEATHER THE PANDEMIC

Vouchers provided through the federal Housing Choice Voucher Program can help low-income families afford rent even when they experience income disruptions. But [many landlords have never accepted vouchers](#), potentially because of [program requirements](#) or lack of awareness of the program. However, a new survey from the Urban Institute and Avail showed that tenants with vouchers owe less back rent and landlords have had positive experiences with voucher holders. These results suggest that, during the pandemic, vouchers have helped tenants and landlords weather the pandemic's financial effects.



THESE APARTMENTS OFFER YOU HEALTHCARE WITH YOUR LEASE

The COVID-19 pandemic has disrupted nearly all aspects of everyday life—including accessible, stable healthcare for millions of Americans. But what if a resident could gain access to a healthcare plan through their housing provider?



MULTIFAMILY RENT GROWTH STAYS NEGATIVE BUT MAY RECOVER SOON

A recent Yardi Matrix report cites that although February saw a 0.1 percent rent decrease year over year, annual rents have steadily increased since October. "Outside of the gateway and top 30 markets, we saw a large pop-in month-over-month rents in many secondary and tertiary markets," said Yardi.



BLACK WORKERS, HAMMERED BY PANDEMIC, NOW BEING LEFT BEHIND IN RECOVERY

Black Americans were among the most impacted by the COVID-19 pandemic and resulting economic crisis. And now, as millions of impacted Americans rejoin the workforce, they're also recovering at a slower pace.



ADVANCING WOMEN IN REAL ESTATE

To commemorate Women's History Month, Multi-Housing News shared their interview with long-time NMHC member, Bell Partners President **Lili Dunn**.



THE LIFE OF AN NMHC PAC DOLLAR

Since 1980, the NMHC PAC has existed as the premier method by which the multifamily industry supports the election and re-election of Members of Congress who work to improve, preserve and promote the industry's interests. Thanks to the generous contributions of NMHC members, the NMHC PAC is a powerful tool that enables NMHC staff and member firms to participate in policy debates in Washington on a diverse portfolio of issues, from housing finance and tax reform to energy efficiency and fair housing standards. The NMHC PAC's newest graphic, "The Life of an NMHC PAC Dollar" illustrates the impact of member support—from contribution to connection.

[EXPLORE THE GRAPHIC](#)

2021 NMHC 50 RANKINGS COMING SOON

Mark your calendar for Wednesday, April 14 when we announce the results of the 2021 NMHC 50, NMHC's authoritative rankings of the nation's leading apartment firms. For the past three decades, the NMHC 50 rankings have remained a key industry benchmark and resource. The results include lists of the 50 largest apartment owners, 50 largest apartment managers, 25 largest developers, 25 largest builders and 10 leading syndicators. Stay tuned!

[2020 RANKINGS](#)



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research.

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LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to COVID-related operational issues.

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